

12/7/09

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QUITCLAIM DEED

Centennial Lane, LLC, a Massachusetts limited liability company with a principal place of business at 12 Assabet Crossing, Acton, Massachusetts 01720 (the "Grantor"),

for consideration paid and in full consideration of One (\$1.00) Dollar,

grants to the **Town of Acton**, a Massachusetts municipal corporation with an address of Town Hall, 472 Main Street, Acton, Middlesex County, Massachusetts (the "Grantee"), for general municipal purposes,

with *quitclaim covenants*,

the land in the Town of Acton, Middlesex County, Massachusetts, being shown as LOT 4 (the "Premises") on a plan entitled "Plan of Land, Main Street & Conant Street, Acton, Massachusetts, Owned By: Colonial Path, LLC, P.O. Box 2170, Acton, Massachusetts 01720, Date: August 28, 2007, Scale: 1" = 40'" (the "Plan"), which Plan was recorded as Plan No. 986 of 2007 and to which reference is made for a more particular description of said Premises.

The Premises contain 41,079 Sq. Ft. as shown on said Plan.

The Premises are conveyed subject to and with the benefit of rights, easements and restrictions of record, if any, insofar as the same are now in force and applicable.

For Grantor's title reference, see Deed from Colonial Path, L.L.C. to Centennial Lane, LLC dated September 28, 2007 and recorded with the Middlesex South District Registry of Deeds in Book 50178, Page 322.

No Massachusetts Deed Excise Stamps have been affixed hereto because the grantee is a municipality and none are required by law.

Property Address: Lot 4, Conant Street, Acton, Massachusetts
f/k/a 45 Main Street, Acton, Massachusetts

EXECUTED under seal this ____ day of December, 2009.

Centennial Lane, LLC

By: Paul M. Gaboury
Its: Manager

By: Glen J. Kaufmann
Its: Manager

COMMONWEALTH OF MASSACHUSETTS)
)
COUNTY OF)

On this _____ day of December, 2009, before me, the undersigned notary public, personally appeared Paul M. Gaboury, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose as Manager for Centennial Lane, LLC, a Massachusetts limited liability company.

Notary Public
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS)
)
COUNTY OF)

On this _____ day of December, 2009, before me, the undersigned notary public, personally appeared Glen J. Kaufmann, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose as Manager for Centennial Lane, LLC, a Massachusetts limited liability company.

Notary Public
My Commission Expires:

We, being a majority of the undersigned Board of Selectmen of the Town of Acton, Massachusetts, hereby approve the gift of Lot 4 located on Conant Street consisting of approximately 41,079 square feet as shown on a plan entitled "Plan of Land, Main Street & Conant Street, Acton, Massachusetts, Owned By: Colonial Path, LLC, P.O. Box 2170, Acton, Massachusetts 01720, Date: August 28, 2007, Scale: 1" = 40'" to the Town of Acton for municipal purposes authorized by Article 10 of the Special Town Meeting held on June 23, 2009. Said approval is evidenced by the deed to the Town of Acton that will be recorded herewith.

Notary Public
My Commission Expires:

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RECORD OF VOTE OF THE ACTON BOARD OF SELECTMEN
December 7, 2009

At a duly called public meeting of the Acton Board of Selectmen on December 7, 2009, the Board voted as follows with respect to the parcel of land on Conant Street, Acton, Massachusetts, shown as Lot 4 (containing 41,079 square feet, more or less) on a plan entitled "Plan of Land, Main Street & Conant Street, Acton, Massachusetts, Owned By: Colonial Path, LLC, P.O. Box 2170, Acton, Massachusetts 01720" dated August 28, 2007 and recorded at the Middlesex South District Registry of Deeds as Plan No. 986 of 2007 and shown on Town Atlas Map I-2 as Parcel 17 (the "Property"):

1. To accept the deed of a fee simple interest, which acceptance of gift was approved by Article 10 of the June 23, 2009 Special Town Meeting.
2. To authorize the Town Manager to take all actions on behalf of the Town that are reasonably necessary, in the judgment of the Town Manager, to complete the acquisition of the Property by the Town in accordance with the applicable Town Meeting vote, including without limitation signing closing forms and documents as well as settlement statements.

TOWN OF ACTON
By its Board of Selectmen

Paulina Knibbe, Chair

Peter Berry, Vice Chair

Lauren Rosenzweig, Clerk

Terra Friedrichs

Mike Gowing

DATED: December 7, 2009